

Lettings

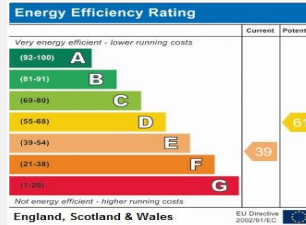


Ashurst | West Sussex | BN44 3AX

H.J. BURT
Chartered Surveyors : Estate Agents



- Spacious one bedroom apartment EPC: 'E' | Council Tax: 'A' | Deposit: £923
- Recently refurbished throughout
- Superb rural location
- Surrounded by countryside walks
- Modern fitted kitchen & bathroom
- Rent includes water charges



Description

A spacious recently refurbished one bedroom apartment forming part of a converted farm building and located in a sought after rural position. Recently fitted kitchen and bathroom, neutrally decorated and carpeted throughout. Set in a beautiful rural location and offering excellent access to the A24 and to countryside walks. Rent includes water charges.

Hall

recently decorated and carpeted, built in cupboard

Lounge 17' 9" x 9' 11" (5.41m x 3.02m)

recently decorated and carpeted, wall mounted electric heater, window overlooking gardens

Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)

Modern range of fitted wall and base units with integrated electric oven and hob, plumbing for washing machine, window with super views over fields

Bedroom 15' 0" x 10' 8" (4.57m x 3.25m)

recently decorated and carpeted, built in wardrobe and airing cupboard, exposed beam, wall mounted electric heater

Bathroom

contemporary white suite comprising bath with shower over, basin inset into vanity unit, low level wc, heated ladder towel rail, part tiled walls, window

Location

Situated in an enviable and unspoilt rural location in the small village of Ashurst and approximately 5 miles to the North-West of the old market town of Steyning. Steyning offers a very good range of local shops and facilities centred around the traditional High Street. Excellent access to the A24 to Horsham (approximately 10 miles) for the mainline train into Victoria, the coast at Worthing (approximately 12 miles) and London (approximately 47 miles). Gatwick airport is approximately 26 miles distant and provides a regular train service to Victoria with the M23 connecting to the M25 and national motorway network to the North.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity and telephone charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band 'A'.
3. **Services:** Mains water & electricity are connected. Electric heating.
4. **Photos & particular prepared:** November 2021 & April 2026 (Ref JL MARLA).
5. **Property Reference:** HJB00871

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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